035.0	0004	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	661,400	/	661,400
USE VALUE:	661,400	/	661,400
ASSESSED:	661,400	/	661,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		GRANTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SINGH AVTAR
Owner 2:	RANI TARA
Owner 3:	
Street 1:	15 GRANTON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KRUGLEY ALEXANDER &INGEBORG -
Owner 2:	TRUSTEES/C & L TRUST -
Street 1:	15 GRANTON PK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,317 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1934 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6317.000	271,300		390,100	661,400
Total Card	0.145	271,300		390,100	661,400
Total Parcel	0.145	271,300		390,100	661,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.91 | /Parcel: 341.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	24609
GIS Ref	
GIS Ref	
Insp Date	11/01/18

!2900!

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,300	0	6,317.	390,100	661,400	661,400	Year End Roll	12/18/2019
2019	101	FV	224,200	0	6,317.	353,500	577,700	577,700	Year End Roll	1/3/2019
2018	101	FV	224,200	0	6,317.	335,200	559,400	559,400	Year End Roll	12/20/2017
2017	101	FV	224,200	0	6,317.	292,600	516,800	516,800	Year End Roll	1/3/2017
2016	101	FV	224,200	0	6,317.	249,900	474,100	474,100	Year End	1/4/2016
2015	101	FV	211,900	0	6,317.	231,600	443,500	443,500	Year End Roll	12/11/2014
2014	101	FV	211,900	0	6,317.	192,000	403,900	403,900	Year End Roll	12/16/2013
2013	101	FV	211,900	0	6,317.	182,900	394,800	394,800		12/13/2012

PRINT

Date	Time
12/10/20	18:14:16

LAST REV

Date	Time
04/02/19	14:50:44

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2900

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRUGLEY ALEXAND	41824-317		1/22/2004		364,000	No	No		
KRUGLEY ALEXAND	30795-594		10/20/1999	Family	99	No	No		
	12306-334		10/11/1972			No	No		N

USER DEFINED

Prior Id # 1:	24609
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2007	843	New Wind	18,735					
5/28/2004	425	Re-Roof	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
4/3/2009	Meas/Inspect	163	PATRIOT
4/15/2004	MLS	MM	Mary M
5/6/2000	Entry Denied	264	PATRIOT
2/25/2000	Measured	197	PATRIOT
8/11/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6317		Sq. Ft.	Site		0	64.	0.96	3									390,085						390,100	

Total AC/HA: 0.14502 | Total SF/SM: 6317 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 390,085 | Spl Credit | Total: 390,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.30298495
Const Adj.:	0.98745072
Adj $ / SQ:	135.097
Other Features:	127250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393120
Depreciation:	121867
Depreciated Total:	271253

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

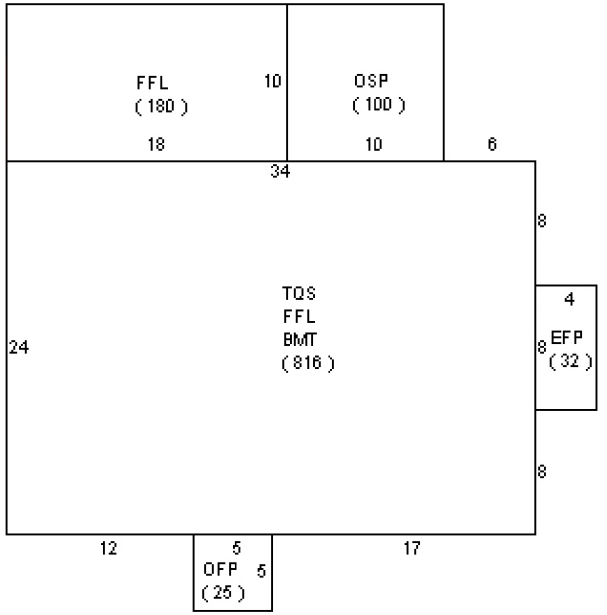
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	135.10
Special Features:	0	Val/Su Net:	105.11
Final Total:	271300	Val/Su SzAd	168.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	996	135.100	134,556
BMT	Basement	816	51.070	41,670
TQS	3/4 Story	612	135.100	82,679
OSP	Screen Porch	100	35.840	3,584
EFP	Enclos Porch	32	71.690	2,294
OFP	Open Porch	25	43.450	1,086

Net Sketched Area:	2,581			Total:	265,869
Size Ad	1608	Gross Are	2785	FinArea	1934

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

035.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	